

AN ORDINANCE **101894**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 20, Lot 21, Lot 22, Lot 23, Lot 24, and Lot 25, Block 21, NCB 3196 from "MF-33" Multi Family District and "I-1" General Industrial District to "R-4" Residential Single-Family District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective on December 25, 2005.

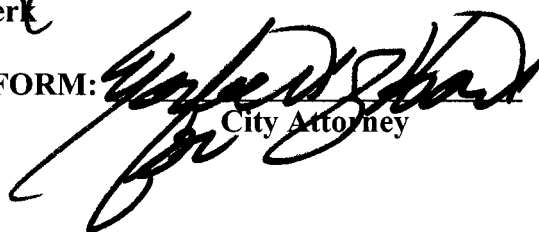
**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2005.

ATTEST:

  
City Clerk

  
M A Y O R

APPROVED AS TO FORM:

  
City Attorney

# Agenda Voting Results

**Name:** Z-5.

**Date:** 12/15/05

**Time:** 04:25:28 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2005253 (District 3): An Ordinance changing the zoning boundary from "MF-33" Multi Family District and "I-1" General Industrial District to "R- 4" Residential Single-Family District on Lots 20 through 25, Block 21, NCB 3196, 1503 Kayton, as requested by Earl & Associates, P. C., Applicant, for HLH Properties, L. P., Owner(s). Staff and Zoning Commission have recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

# CASE NO: Z2005253

## Staff and Zoning Commission Recommendation - City Council

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**Date:** December 15, 2005

**Zoning Commission Meeting Date:** November 15, 2005

**Council District:** 3

**Ferguson Map:** 651 B1

**Applicant:**

**Owner:**

Earl & Associates, P. C.

HLH Properties, L. P.

**Zoning Request:** From "MF-33" Multi Family District and "I-1" General Industrial District to "R-4" Residential Single-Family District

Lots 20 through 25, Block 21, NCB 3196

**Property Location:** West of the intersection of Elgin Avenue and Kayton Avenue

**Proposal:** To be developed as a single family residential community

**Neighborhood Association:** Sunny Slope Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval

The subject property is currently vacant and located west of the intersection of Elgin Avenue and Kayton Avenue. The surrounding properties contain single-family homes and a few vacant lots.

The property was originally zoned "C" Apartment District, which permitted a mixture of single-family homes and multi-family developments and "J" Commercial District, which permitted a variety of retail and service uses. The property to the north was zoned "F" Local Retail District, which permitted a variety of uses including residential, retail, and service. These districts were converted with the adoption of the 2001 UDC. The "C" Apartment District became the "MF-33" Multi-Family District, "J" Commercial District became the "I-1" General Industrial District, and the "F" Local Retail District became the "C-2" Commercial District. The homes that were already developed were "grandfathered" and remained on the properties.

The proposed change to "R-4" Single-Family Residential District would be appropriate at this location. The change in zoning would conform to the existing land use. The Master Plan Policies encourage the rezone of vacant property within neighborhoods in order to promote compatible redevelopment in use and intensity. The existing industrial and commercial districts to the north are either vacant or occupied by single-family residential homes. These zoning districts are not appropriate at this location due to the lack of vehicular traffic and the close proximity to the single-family dwellings.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005253**

**ZONING CASE NO. Z2005253 -- November 15, 2005**

Applicant: Earl & Associates, P.C.

Zoning Request: "MF-33" Multi-Family District and "I-1" General Industrial District to "R-4" Residential Single-Family District.

Grant Gaines, 111 Soledad, representing the owner, stated that they have been in contact with Sunny Slope Neighborhood Association and they are in support the proposed down-zoning for single family development.

Staff stated there were 42 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no responses from the Sunny Slope Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

#### **COMMISSION ACTION**

The motion was made by Commissioner Farias and seconded by Commissioner Kissling to recommend approval.

1. Property is located on Lots 20 through 25, Block 21, NCB 3196 at the West of the intersection of Elgin Avenue and Kayton Avenue.
2. There were 42 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

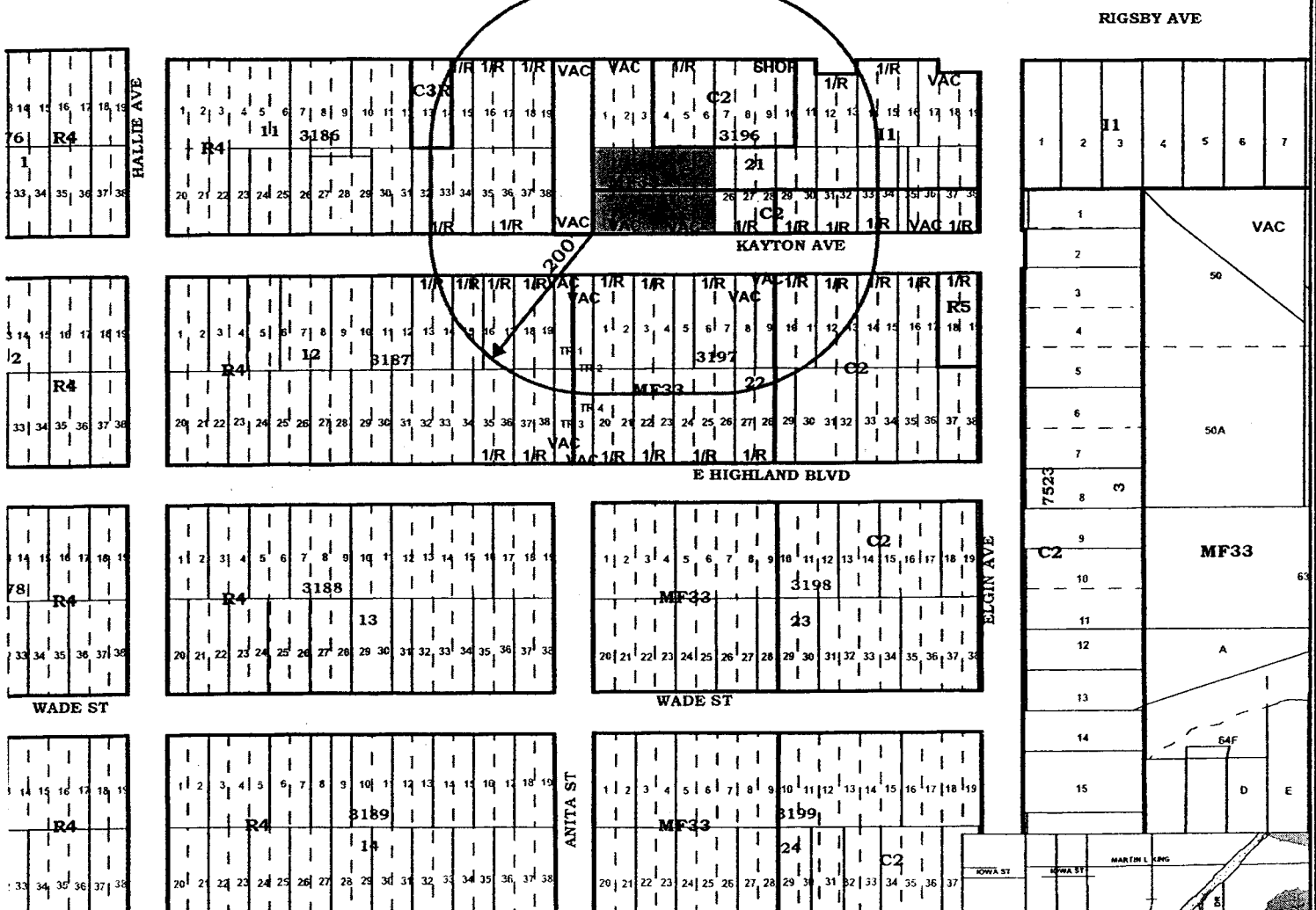
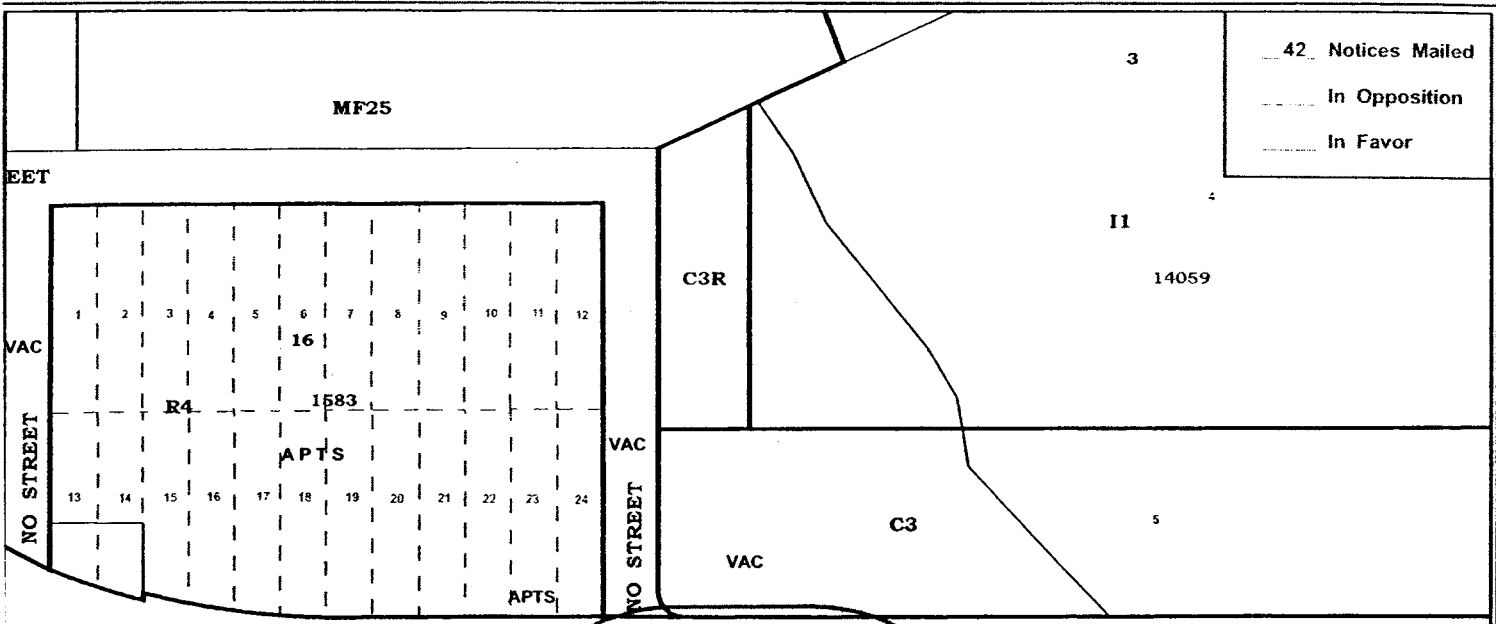
**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED.**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



# **ZONING CASE: Z2005-253**

City Council District No. 3  
 Requested Zoning Change  
 From "MF-33,I-1" To "R-4"  
 Date: December 15, 2005  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:\Nov\_1\_2005

